

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1620

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Denise M. Sheehan
Commissioner

August 12, 2008

JOHN TAROLLI, P.E. L.S.
MERCURIO-NORTON-TAROLLI
45 MAIN STREET
PO BOX 166
PINE BUSH NY 12566

RE: Nowicki Subdivision
Station Road
Town of New Windsor, Orange County
NYS DEC No. 3-3348-00257/00001
NYS Wetland No. MB-29, Class 2

Dear Mr. Tarolli:

This letter identifies additional DEC comments regarding the proposed Nowicki Sudivision referenced above. A copy of the Department's earlier comments of August 7, 2008 to the Town Planning Board is enclosed for your information. These comments are based upon review of the plans circulated by the Planning Board and follow:

1. The subdivision design incorporates several crossings of wetland MB-29 along Station Road and therefore will require DEC approval of a Freshwater Wetlands permit. These crossings appear reasonable to meet the objectives of the sponsor and likely to meet permit standards given the nature of the wetlands, their location and the minimal benefits to be lost. However, DEC recommends that alterative driveway crossing locations be evaluated to minimize any loss of wetlands: specifically: 1) moving the crossing for Lot 5 completely out of the wetland and 2) moving the crossings for Lots 2 and 3 to locations at the lot line between these two lots where the wetland is much narrower to further reduce the amount of wetland loss.

2. Providing wetland adjacent area survey markers at appropriate locations on Lots 1 and 8.

If you have any questions I can be reached at (845) 256-3014.

Sincerely,

Alexander F. Ciesluk, Jr.
Deputy Regional Permit Administrator
Region 3

Enclosure

cc: D. Gaugler, DEC (w/encl.)

~~New Windsor Planning Board~~